

Town of Uxbridge
Planning Board
21 South Main Street, Room 203
Uxbridge, MA 01569
(508) 278-8600, ext 2013

Posted by
Uxbridge
Town Clerk

JUN 14 '12 PM 01:40

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, May 23, 2012**, at **7:00 P.M.** in the **Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Planning Board Present: Charles Lutton, Joseph Leonardo, Julie Butler, Barry Desruisseaux, James Smith and Daniel Antonellis

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

Public Hearings ~ none

Old/New Business:

ANR Plan on Lot 2, Landry Lane (Map 29, Parcels 4411 & 3687) – The Planning Board had a site visit on the property on May 21, 2012. Attorney Henry Lane was present and came forward to discuss the ANR plan. Mr. Leonardo's opinion was favorable to grant ANR w/ a circular easement and that Lot 3 to be incorporated back into the sixteen (16) acres. Attorney Lane questioned how to re-incorporate Lot 3, i.e. how do you un-record a lot. Discussion and areas of concern also included to place a note on the plans indicating Lot 3 to be removed from any development due to lack of road access. Mr. Leonardo indicated not enough information has been received to determine if size width and grade are sufficient. A comment was received from the audience stating that the issue seems to be setting a bad precedent. Following discussion, **MOTION** by Mr. Leonardo to continue discussions for the application listed as "**ANR Plan on Lot 2, Landry Lane**" to the next scheduled meeting on June 13, 2012. Seconded by Ms. Butler, the motion carried unanimously.

Ms. Butler recused herself.

Hammond Estates (Waterman Way) – Mr. Benn Sherman, DPW Director provided the Planning Board with a document titled "Hammond Estates – Waterman Way, Project Update and Sidewalk Waiver Request" dated August 19, 2011. The Board previously received a copy of this document, however has not made any comments. The waiver request is as follows "Consider approving a waiver eliminating construction of the sidewalk along Waterman Way. Issues relative to constructing this sidewalk behind the guardrail and adjacent to the retaining wall, combined with the fact that there are no sidewalks along Aldrich Street and feels justification for granting such a waiver." No parties present to discuss Hammond Estates. Discussions shall continue at the next scheduled meeting.

Ms. Butler returned to the board.

West River Estates (Donna Court, 5 lot subdivision) – Request for extension of the Certificate of Approval of a Definitive Plan - Attorney Andrea Hogarth was present and came forward to discuss the project. Attorney Hogarth informed the board that a pavement of cut course gravel has been laid

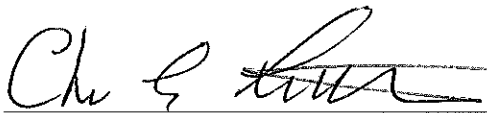
down; water and electricity have both been installed. Discussion and areas of concern included a new covenant needs to be recorded, a construction services agreement needs to be developed and signed by the town and a review of fees needs to be addressed, whether Graves Engineering or Uxbridge DPW would be doing the inspections and who would be holding the funds. Chairman Lutton will discuss subdivision with Mr. Benn Sherman, DPW Director and Mr. David Genereux to determine who holds fees (whether the town or the attorney can hold the fees). Following discussion, **MOTION** by Mr. Leonardo to accept the provisional approval pending establishment of (engineering) fees for the project listed as West River Estates, Phase V. Seconded by Ms. Butler, the motion carried unanimously.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated May 9, 2012. Seconded by Ms. Butler, the motion carried unanimously.

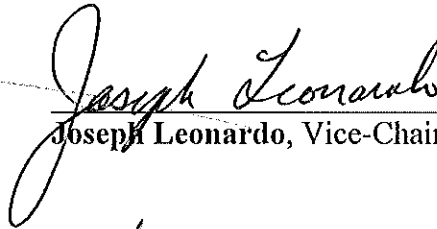
MOTION by Mr. Smith to adjourn the Planning Board meeting at 7:50 P.M. Seconded by Mr. Desruisseaux, the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



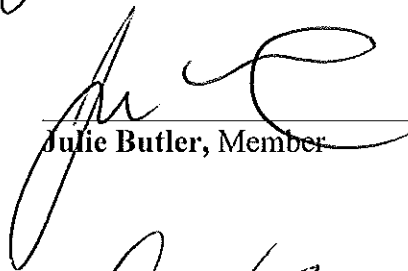
Charles, Lutton, Chairman



Joseph Leonardo, Vice-Chair

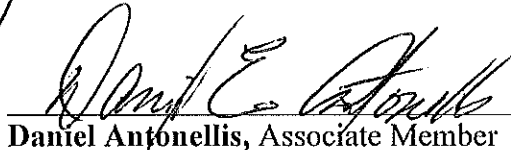


Barry Desruisseaux, Clerk



Julie Butler, Member

James Smith, Member



Daniel Antonellis, Associate Member

Date

6/13/12